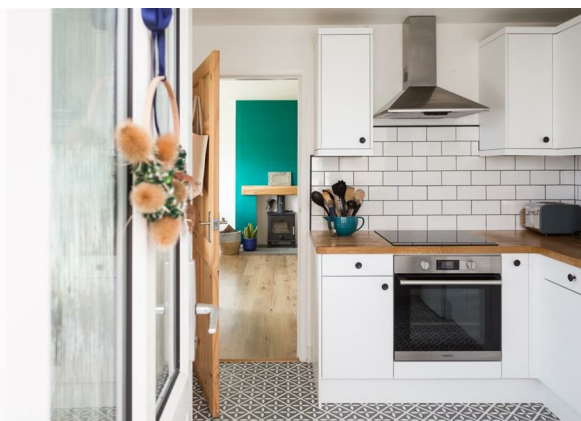




## Eastlands Avenue, York £240,000

Stephensons are pleased to offer for sale this delightful recently refurbished two bedroom semi-detached bungalow in an idyllic quiet cul de sac within the ever popular Holgate area of York.





The property is entered via a uPVC door into a recently added side porch offering useful storage and a glass door through to the rear garden. The porch also gives access into a recently modernised kitchen benefiting from a range of wall and base units, solid wood worktops, built in under the counter fridge and freezer, oven and four ring induction hob, with space and plumbing for a washing machine. The kitchen in turn leads into the living room which is well proportioned with large uPVC double glazed window giving picturesque views over the front garden. A modern recently fitted log burner with feature wooden beam mantelpiece acts as the focal point of the room. A door off the living room can be found that leads into a small front porch offering additional useful storage and front door.

Through to the rear of the property are two well proportioned double bedrooms. The master benefiting from a large uPVC double glazed window overlooking the private rear garden. With bedroom two boasting large sliding patio doors out to the garden. The house bathroom completes the internal accommodation and is a white three piece suite briefly comprising of a panelled bath tub, pedestal wash basin and low flush WC.

Externally, the property boasts beautiful front a rear gardens which are mainly laid to lawn with mature beds surrounds. The south facing rear garden presents a pleasant seating area which acts as a sun trap in the summer months. Crucially, this property comes with a completely renovated single garage with power as well as a driveway for one car.

Tenure: Freehold

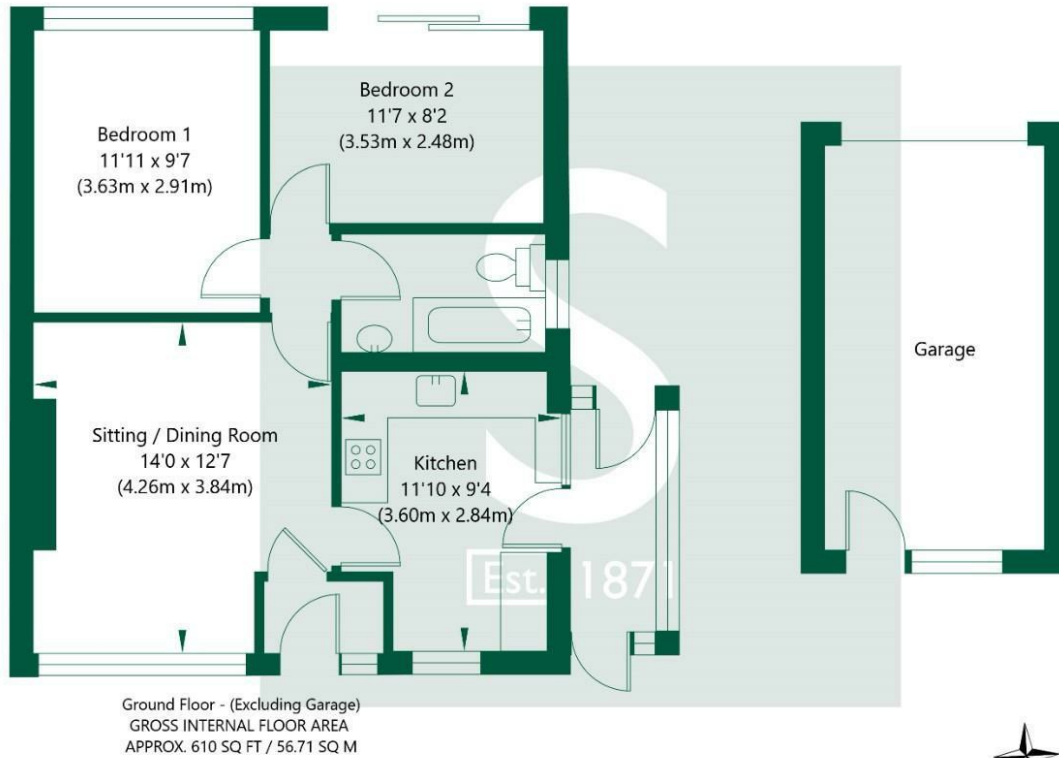
Services: All Mains

EPC: 66 (D)

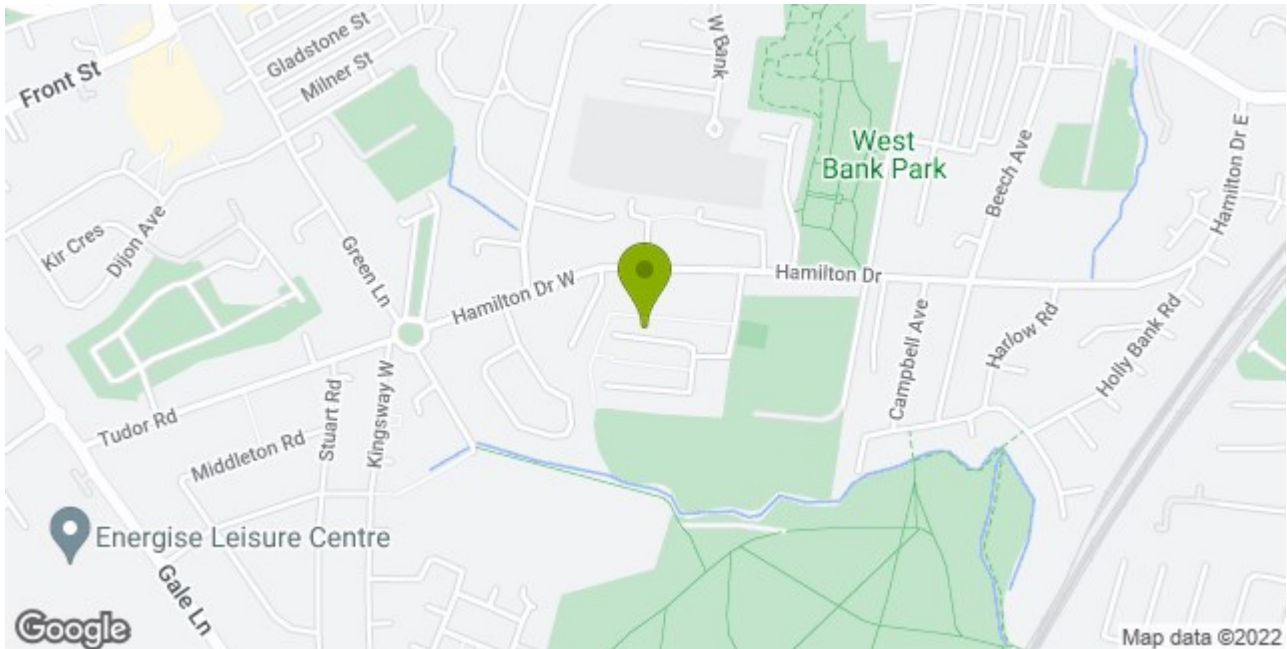
Council Tax: York City Council - Band C

Viewings: Strictly via the selling agent 01904 625533

Eastlands Avenue, York, YO24 4NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 610 SQ FT / 56.71 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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